



Morgans

PROPERTY

42 McGrigor Road, Rosyth, KY11 2AF

Offers Over £114,995



2



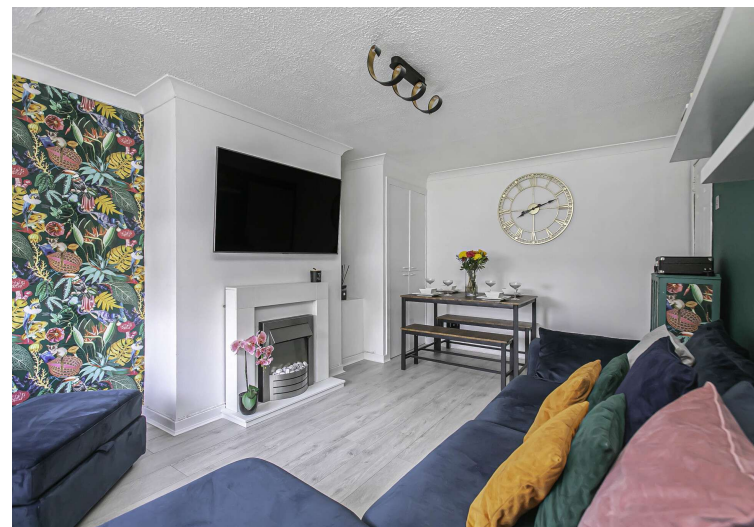
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1



C



Excellent upper apartment



Two bedrooms, both over 12ft



Spacious 15ft living room



Modern shower room



Fitted kitchen



Private garden to rear and driveway



EPC Rating - C



Council Tax Band - B



Welcome

This excellent two-bedroom apartment offers 786 square feet of comfortable single-level living in Rosyth. The living room is a generous size at over 15 feet in length, offering excellent flexibility for both relaxing and entertaining. The kitchen sits just off the hallway, fitted with a good range of units and space for freestanding appliances. Both bedrooms are well-proportioned, each extending to over 12 feet in length. A modern shower room completes the accommodation. Outside, the property benefits from a private garden with feature decking, out house and under stair storage, offering excellent additional storage and an idyllic haven for entertaining. It is child and pet safe. There is also a single driveway to front. Located in Rosyth, the property is well placed for local amenities, schools, and transport links, including nearby rail connections to Edinburgh, making it an excellent choice for first-time buyers or downsizers.





EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Rosyth

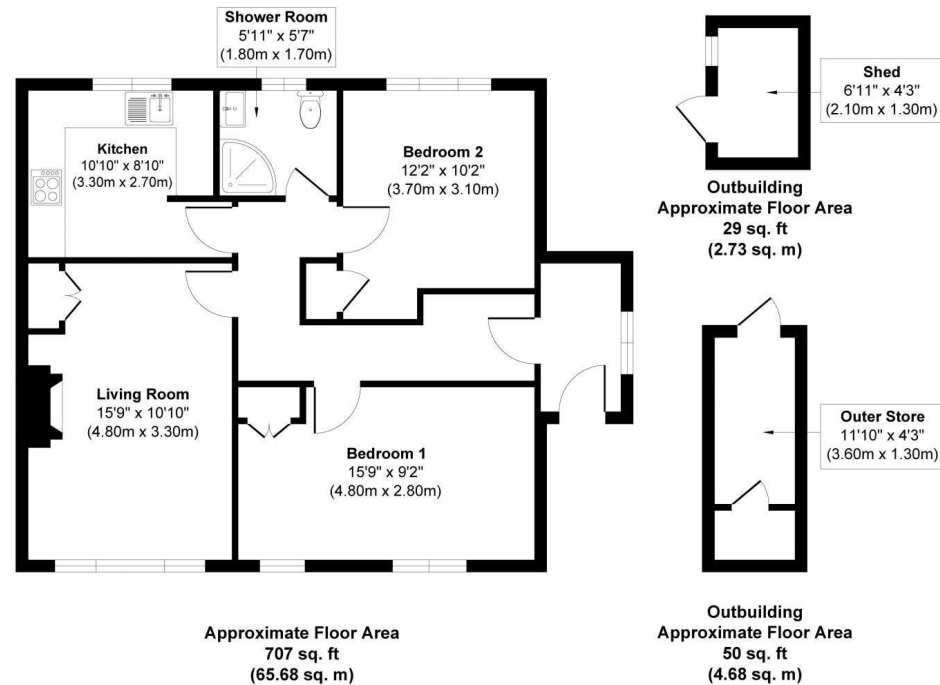
Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway network. Easy access to the M90 and Ferrytoll Park and Ride. A short drive takes you to the City of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links making this area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Approx. Gross Internal Floor Area 786 sq. ft / 73.09 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.